088.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,800 / 790,800
					USE VALUE:	790,800 / 790,800
					ASSESSED:	790,800 / 790,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALMEIDA ANA CAROLINA DE SILVA
Owner 2:	DASKALAKIS NIKOLAOS
Owner 3:	
Street 1:	75 WOODSIDE LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAGGERTY JEAN M -
Owner 2:	-
Street 1:	75 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,769 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1944 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

Theresa GH

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6769.000	354,600		436,200	790,800
Total Card	0.155	354,600		436,200	790,800
Total Parcel	0.155	354,600		436,200	790,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.79 | /Parcel: 406.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55816

GIS Ref

GIS Ref

Insp Date 11/07/18

!7159!

PREVIOUS ASSESSMENT

Parcel ID 088.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,100	0	6,769.	436,100	790,200	790,200	Year End Roll	12/18/2019
2019	101	FV	208,900	0	6,769.	442,400	651,300	651,300	Year End Roll	1/3/2019
2018	101	FV	208,900	0	6,769.	330,200	539,100	539,100	Year End Roll	12/20/2017
2017	101	FV	208,900	0	6,769.	299,100	508,000	508,000	Year End Roll	1/3/2017
2016	101	FV	208,900	0	6,769.	286,600	495,500	495,500	Year End	1/4/2016
2015	101	FV	196,400	0	6,769.	243,000	439,400	439,400	Year End Roll	12/11/2014
2014	101	FV	196,400	0	6,769.	230,500	426,900	426,900	Year End Roll	12/16/2013
2013	101	FV	196,400	0	6,769.	219,300	415,700	415,700		12/13/2012

PRINT

Date	Time
12/10/20	21:50:02

LAST REV

Date	Time
10/04/19	11:01:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7159

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAGGERTY JEAN M	1530-103	1	7/19/2018		825,000	No	No		
HAGGERTY BRENDA	1461-31		10/8/2014	Estate/Div	400,000	No	No		
HAGGERTY JOSEPH	01003-37		10/7/2013	Convenience	10	No	No		Joseph V Haggerty dod 03/24/2003
	1003-37		9/1/1985		1	No	No		A

USER DEFINED

Prior Id # 1:	55816
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2019	SQ Returned	MM	Mary M
11/7/2018	MEAS&NOTICE	CC	Chris C
3/20/2009	Meas/Inspect	189	PATRIOT
1/27/2000	Entry Denied	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6769		Sq. Ft.	Site		0	70.	0.92	5									436,151						436,200	

Total AC/HA: 0.15539 | Total SF/SM: 6769 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,151 | Spl Credit | Total: 436,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	1.10238957
Adj $ / SQ:	155.621
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397494
Depreciation:	42929
Depreciated Total:	354564

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

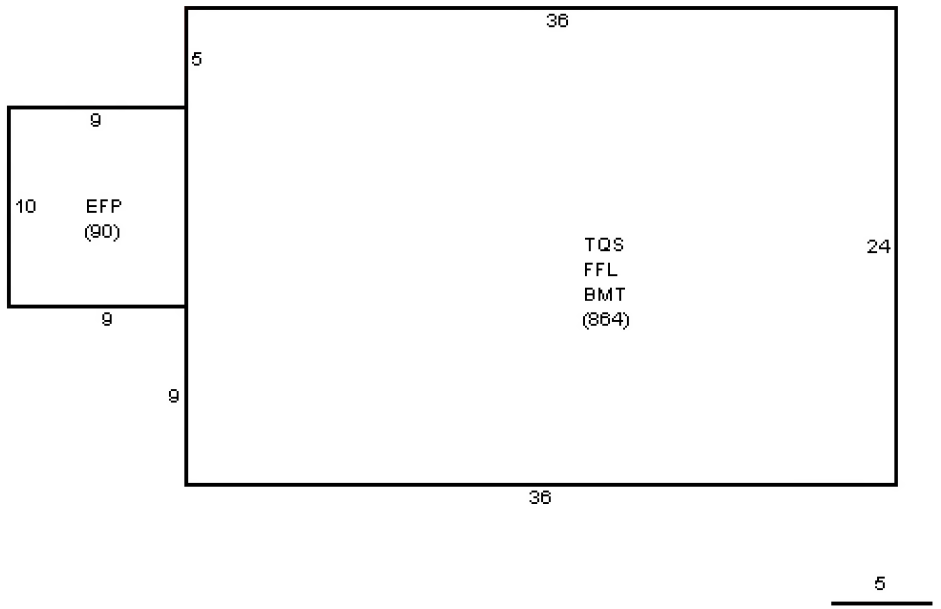
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	68.280	58,993
FFL	First Floor	864	155.620	134,456
TQS	3/4 Story	648	155.620	100,842
EFP	Enclos Porch	90	63.360	5,702
	Net Sketched Area:	2,466	Total:	299,993
Size Ad	1512	Gross Are	2682	FinArea 1944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.62
Special Features:	0	Val/Su Net:	143.80
Final Total:	354600	Val/Su SzAd	234.52

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	